

# FOR SALE

±4,865 SF RETAIL BUILDING

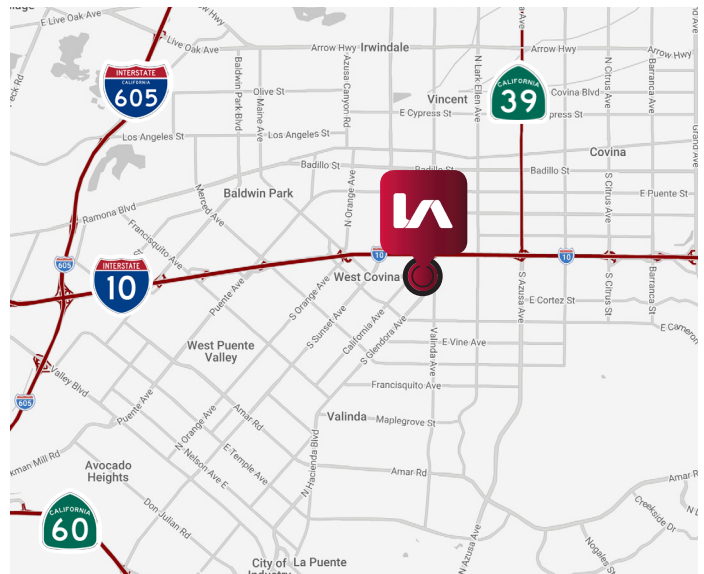
330 S. VINCENT AVENUE  
West Covina, CA 91790



## PROPERTY HIGHLIGHTS

- Located on Signalized Hard Corner in High Traffic Retail Trade Corridor
- Vincent Ave @ Covina Pkwy - ±39,702 ADT
- Adjacent to West Covina Plaza
- General Urban Zoning (Verify with City)
- Possible Uses Include: Retail, Office, Medical, or Dental (Verify with City)
- 3 Ingress-Egress Points - ±20 Parking Spaces
- Close Proximity to I-10, CA-60 freeways & Azusa Ave (CA-39)

## LOCATION MAP



**BRIAN MELKESIAN**  
D (909) 373-2943  
bmelkesian@lee-assoc.com  
DRE #01839590

**LUKE MELKESIAN**  
D (909) 373-2930  
lmelkesian@lee-assoc.com  
DRE #02125563

**LEE & ASSOCIATES - ONTARIO**  
3535 Inland Empire Boulevard  
Ontario, CA 91764  
(909) 989-7771  
Corporate ID: 00976995

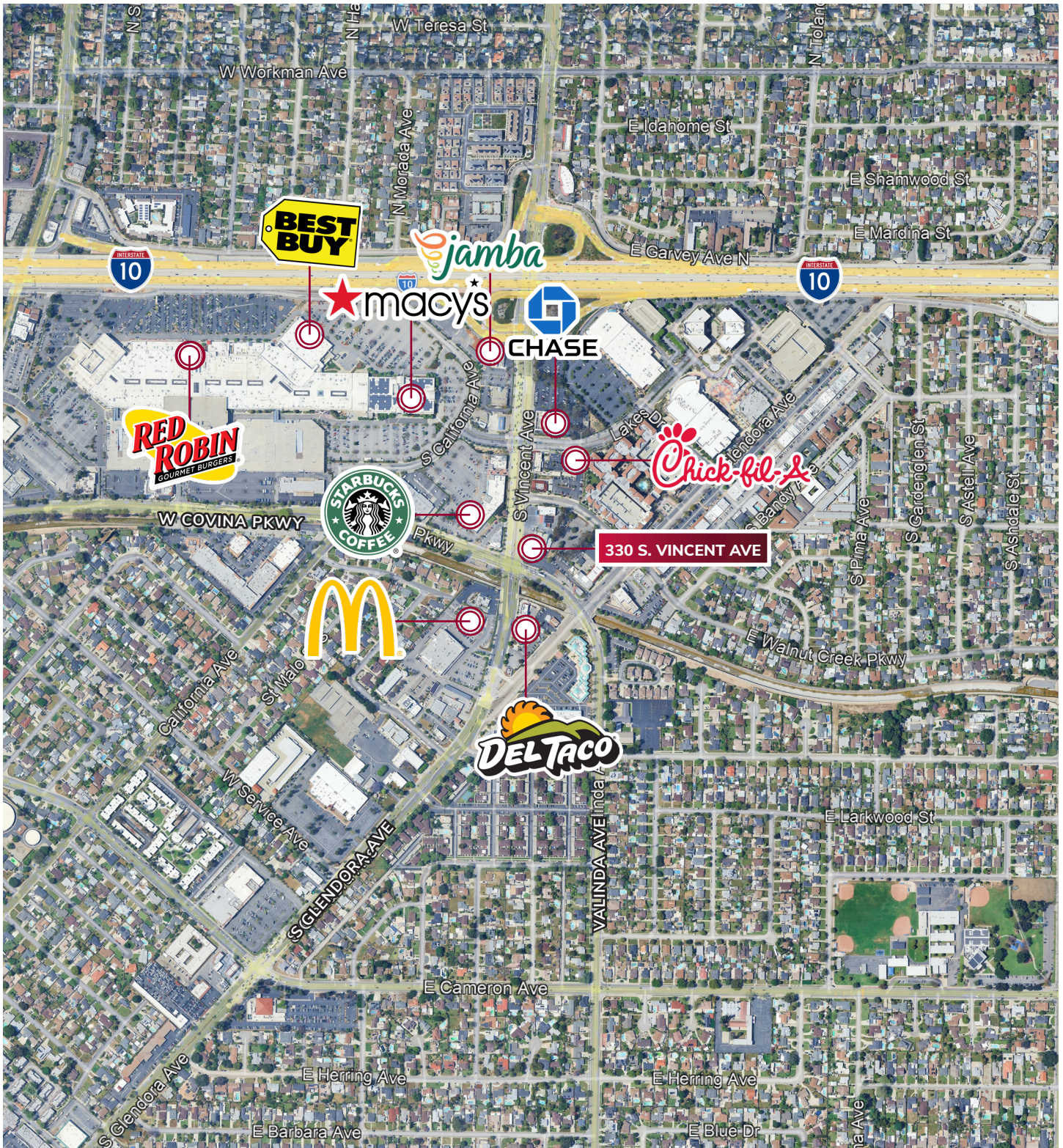
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

±4,865 SF RETAIL BUILDING

# 330 S. VINCENT AVENUE

West Covina, CA 91790



**BRIAN MELKESIAN**  
D (909) 373-2943  
bmelkesian@lee-assoc.com  
DRE #01839590

**LUKE MELKESIAN**  
D (909) 373-2930  
lmelkesian@lee-assoc.com  
DRE #02125563

**LEE & ASSOCIATES - ONTARIO**  
3535 Inland Empire Boulevard  
Ontario, CA 91764  
(909) 989-7771  
Corporate ID: 00976995

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES